

Cottonwood Heights street-lighting policy

1. Introduction
2. General street lighting
3. Existing city lighting conditions
4. Crime prevention and street lighting
5. Street light styles
6. City-funded street-lighting projects
7. Neighborhood-funded street-lighting projects

1. Introduction

The city council adopted this street-lighting policy to help Cottonwood Heights residents and businesses understand street light installation, maintenance and design. Adequate lighting for sidewalks, pedestrian crossings, and streets is also part of the city's general plan.

2. General street lighting

To many people, public street lighting goals are seemingly achieved by installing brighter or additional lights. However, we often overlook harmful or negative lighting effects, such as glare, truant light, and reduced night sky visibility.

Lighting technology has evolved tremendously in recent years, and more light resources, fixtures, poles and materials are available. There is also more interest in using decorative light poles with underground wiring, and residents recognize that street lighting is an important daytime and evening urban design element.

Addressing lighting design's environmental issues is critically important to maintaining neighborhoods' quality of life. These issues go beyond the amount of light produced and include:

- Minimizing light pollution
- Enhancing the urban environment by day by with decorative poles and fixtures
- Providing pedestrian-level light at night
- Deterring undesirable or illegal activities
- Increasing safety
- Restricting unwanted truant light onto private property
- Minimizing glare, power consumption, cost and visual impacts

3. Existing lighting conditions

Much of the city's existing street lighting comes from luminaries (sometimes called “cobra head” street lights) installed 25–30 feet above the ground and usually attached to existing utility poles.

This lighting pattern is effective for the roadway but not always effective for pedestrians, due to tree shade and the lack of uniform light on sidewalks. The light spacing is sometimes inconsistent, as it depends on existing utility pole spacing.

The remaining city lighting comes from lamp posts in various designs, found primarily in newer neighborhoods.

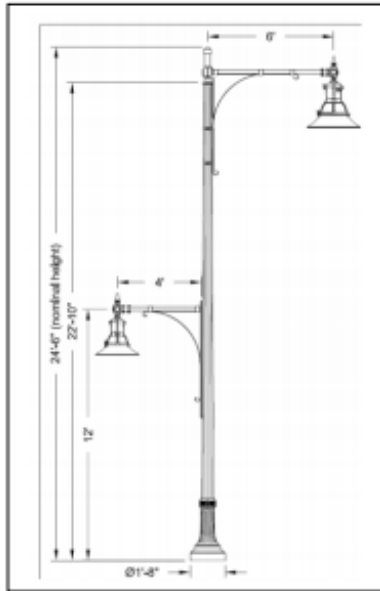
4. Crime prevention and street lighting

The city is committed to using street lighting and public lighting to enhance security and prevent crime. Officials will continue to add lighting and enhance visibility in critical public areas with traffic and public safety issues as the city budget allows.

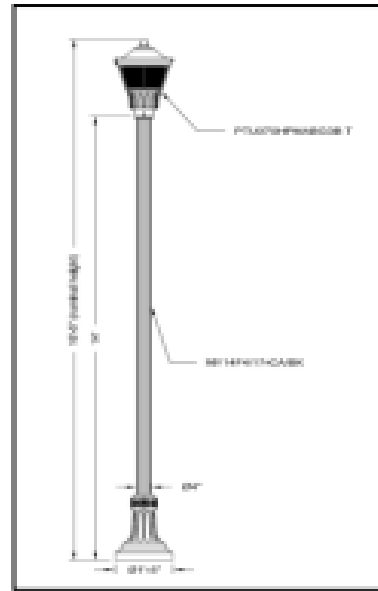
Cottonwood Heights encourages residents to use private property lighting to help discourage and prevent crime. Effective private property lighting, along with city-installed and -maintained street lights, can be an effective crime-prevention tool.

5. Street light styles and placement

The city installs and requires new developments to install these street light styles:



Memphis style



Town and Country style

Luminaries

The city will contact pole owners in areas with existing overhead powerlines and utility poles for permission to luminaries. This lighting style is only permitted for intersections, ends of cul-de-sacs, or specific traffic safety issues.

General pole placement

Improperly located street light poles can create a roadside hazard. In areas with sidewalks between the curb, new street light poles will be installed behind the sidewalk and between the right-of-way line. In areas with parking strips between the sidewalk and curb, we try to install new street light poles behind the sidewalk. However, we may install street light poles in the parking strip if there's a high-back street curb and at least 18 inches of lateral clearance between the curb face and nearest side of the pole.

Cottonwood Heights installs and maintains street lights on all major arterial streets and maintains lighting at all intersections, ends of cul-de-sacs longer than 300 feet, and sometimes mid-block for blocks more than 600 feet long. The city also installs lighting when officials determine a particular traffic or pedestrian issue requires illumination for safety reasons.

6. City-funded street-lighting projects

Street-light installation requests are subject to available funding and existing power. The city typically will not fund projects that require extensive trenching and power line installation and does not retrofit or replace existing lighting systems. Some lighting systems installed in neighborhoods are no longer serviceable due to age. **Review section 7** for this situation; the city considers these projects neighborhood-funded street lights. However, Cottonwood Heights may install city-funded lights at intersections and other streets in these retrofit/replacement areas.

Private streets

Only public streets are eligible for city-funded street lighting. Property owners on private streets, alleys, and driveways can light these areas at their own expense. However, they must ensure truant light does not bother neighboring property owners who are not part of the private lighting project.

New subdivision and development lighting

All new subdivisions and developments are required to place utility lines underground, including electric power lines for street lighting. The developer is responsible for all costs. The lighting levels, poles and fixtures must meet the city design standards and requirements, and the public works team approves the light fixture spacing and location.

Lighting along reconstructed streets

To minimize construction impacts and overall costs, Cottonwood Heights street reconstruction projects must include underground conduit installation for street lighting, when practical. If not practical, developers can install underground conduit with appropriately placed access boxes to facilitate future lighting.

Requesting a city-funded light

Fill out the light installation application. The city will review these requests and install lights based on available budget and the following requirements and conditions:

1. The light must be installed:
 - At an intersection
 - Mid-block when 600 feet from any other existing light
 - On a collector or arterial street (spacing at 300 feet)

2. The requested light will improve traffic safety for a specific road condition and/or safety-related problem
3. The street light would be at the end of a cul-de-sac at least 300 feet long
4. Overhead or underground power is available at the requested location

Before the city will consider the application, you must also:

- Survey all property owners within 300 feet of the proposed street light, especially if the proposed street light location is not on the applicant's property
- Get a majority of neighbors (50%+) to approve the street light installation

Once you submit a completed street light application, allow 2 to 3 weeks for review. If the location is approved:

- City employees will determine a budget and submit it for city council approval
- The city will order the light (once a budget is approved) and run power for it
- Budget constraints can cause a one-year installation delay

7. Neighborhood-funded street-lighting projects

Neighborhoods should choose how and whether to light specific areas. Many neighborhoods desire and currently benefit from street lighting, while others would rather not have traditional street lighting.

The city does not have a program or budget to light entire neighborhoods. However, the city provides various tools to help neighborhoods that want to install lighting, including:

Neighborhood self lighting

This neighborhood grassroots effort allows residents to self-fund street light fixtures and installation costs. Once the neighborhood provides the requisite funds, the city organizes light installation, pays the monthly power bill, and provides ongoing maintenance. In certain instances and based on available funding, the city may provide lights at all intersections. If a neighborhood requests more than a few lights, the city must budget this well in advance, typically 12 months or more.

Existing utility pole use

It may be possible to use existing overhead power lines in your neighborhood to install a cost-effective system using cobra head light arm fixtures. This system has very limited design options and, as mentioned, could require overhead power lines.

Private property lighting

Residents can install a variety of light fixtures and poles on their property to effectively light the street. The homeowner provides electricity for these fixtures, which are typically low-maintenance. To learn more about this lighting, contact:

- Holophane Lighting (holophane.com)
- Illuminator Lighting (illuminatorwholesaler.com)
- Main Street Lighting (mainstreetlighting.com)

City staff is always available to look at your specific neighborhood and provide possible options.

A neighborhood lighting project can be done fairly quickly (within 6 to 12 months), depending on the neighborhood's motivation and support. The Public Works department requires 3 months to review the project. If the city council approves the project, they will appropriate funding in the budget for the next fiscal year, which begins each July. City participation is always contingent upon available funding and the city's public infrastructure needs in a given year.

Organizing and requesting a neighborhood-funded street lighting project

Interested in providing funds for or having the city participate in a neighborhood lighting project? Contact the Public Works Director to set up a meeting. He or she will discuss options, including the project scope, lighting design and style, cost projections, project feasibility, and the funding process as it relates to the city budget cycle.